

From:

Sent: Tuesday, June 10, 2025 11:04 AM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Cc: Carol Davidson <carol.davidson@richmondhill.ca>

Subject: Opposition to Revised Development Application - 13564 & 13580 Yonge Street and 40 Coons Road

To: Richmond Hill City Council

Re: Opposition to Revised Development Application – 13564 & 13580 Yonge Street and 40 Coons Road

Date: June 10, 2025

Dear Mayor and Members of Council,

I am writing as a concerned resident to strongly oppose the revised development application for 13564 & 13580 Yonge Street and 40 Coons Road, which will be discussed at the upcoming Council Public Meeting. The proposed project—an 8-storey apartment building, townhouses, a single-detached home, and two levels of underground parking, totaling 285 residential units—raises serious concerns for our community and does not align with the City's established planning policies.

1. Excessive Height and Density

The proposal significantly exceeds the Oak Ridges Local Centre's maximum permitted height of 6 storeys and a density of 2.0 FSI. This application seeks approval for 8 storeys (potentially 9, considering amenity and storage areas above the eighth floor), and an estimated 3.86 FSI—almost double the allowable density. Such a drastic increase would set a troubling precedent for overdevelopment in our neighbourhood.

2. Lack of Required Street-Level Commercial Space

City policy clearly calls for community or commercial uses at street level along Yonge Street to foster a vibrant, pedestrian-friendly environment. This proposal includes no such space, undermining the vision for a mixed-use, active streetscape and missing an opportunity to serve both new and existing residents.

3. Traffic and Safety Concerns

Adding 285 residential units will inevitably increase traffic congestion along Yonge Street and Coons Road, which are already heavily used. This raises significant safety concerns for pedestrians, cyclists, and drivers, and threatens to degrade the quality of life for current residents.

4. Environmental Risks

The site's proximity to protected lands and its location within a high aquifer vulnerability area are deeply concerning. The scale of underground parking and overall intensification pose risks to water quality and the integrity of nearby natural features, which must be protected for future generations.

5. Inadequate Affordable Housing

The proposal offers only 10% affordable units, far below the City's requirement of 25%. This shortfall is unacceptable, especially given the urgent need for genuinely affordable housing options in Richmond Hill.

Conclusion

For all these reasons, I urge Council to reject this application in its current form. It is too large, too dense, lacks required amenities, poses environmental and safety risks, and does not meet the City's affordable housing targets. I respectfully request that Council uphold the City's planning policies and prioritize the long-term interests of our community.

Thank you for your attention to this important matter.

Sincerely,
Mary Cabak

19 Beaufort Hills Road

Richmond Hill, ON